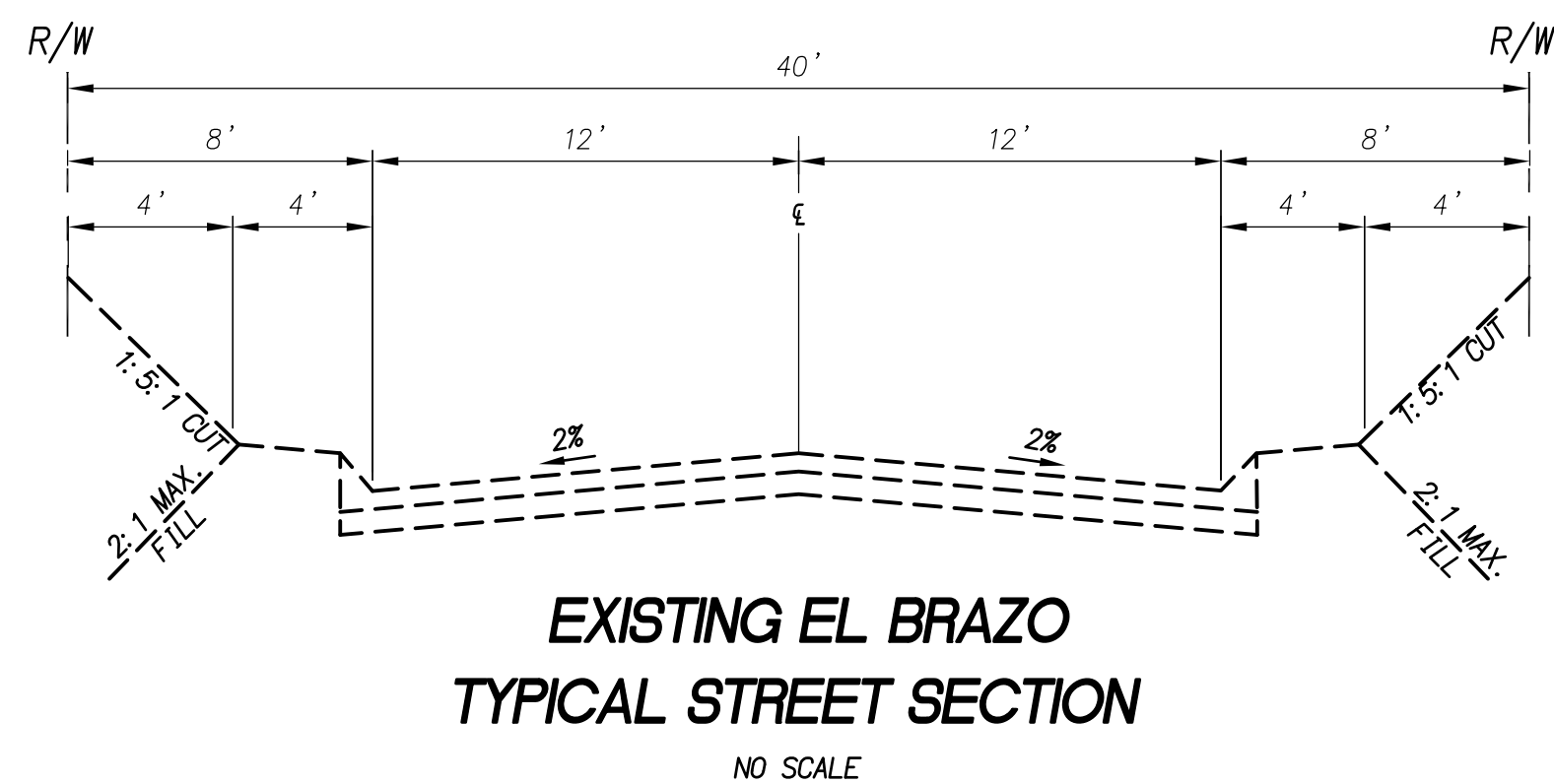
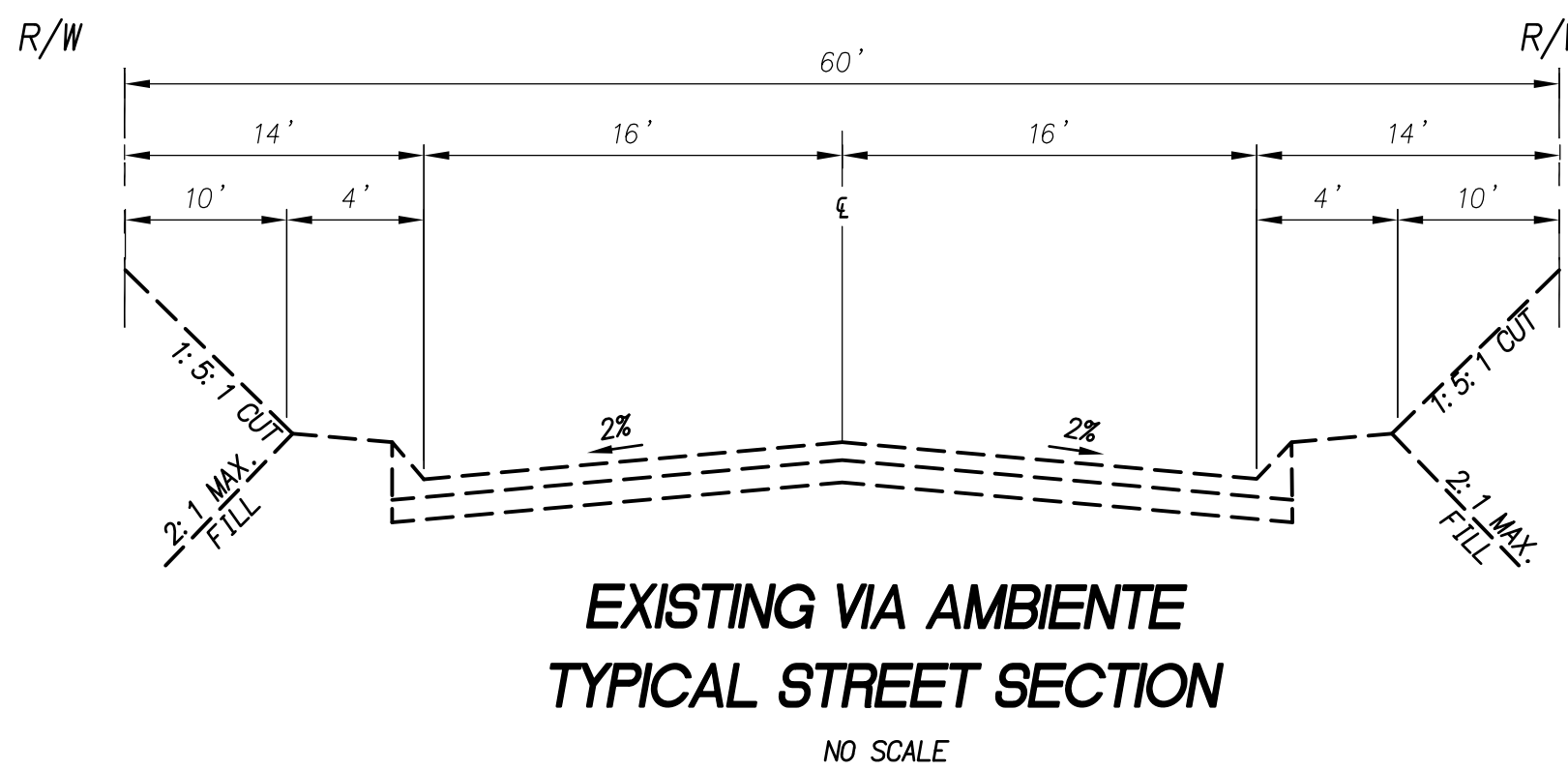
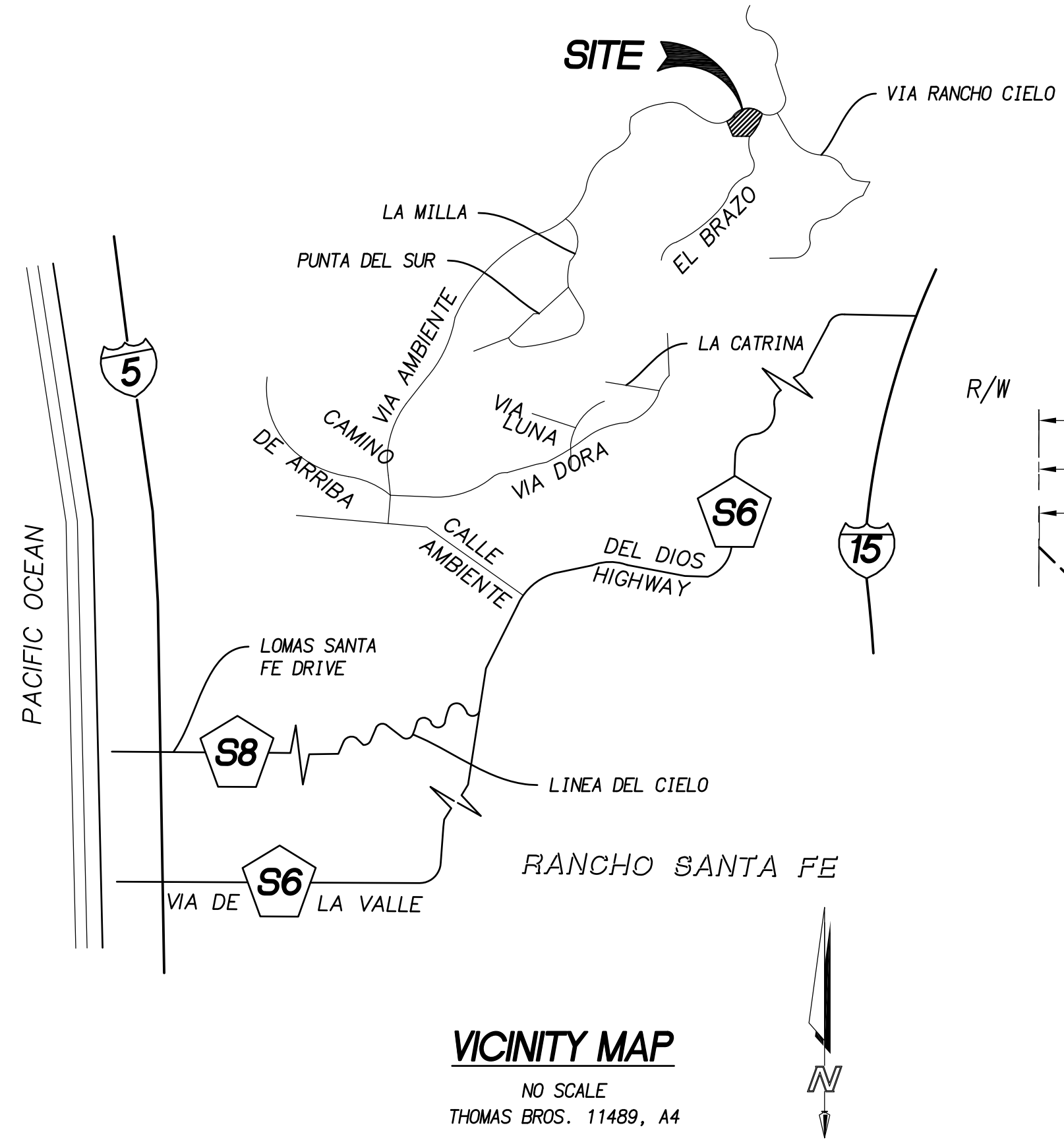
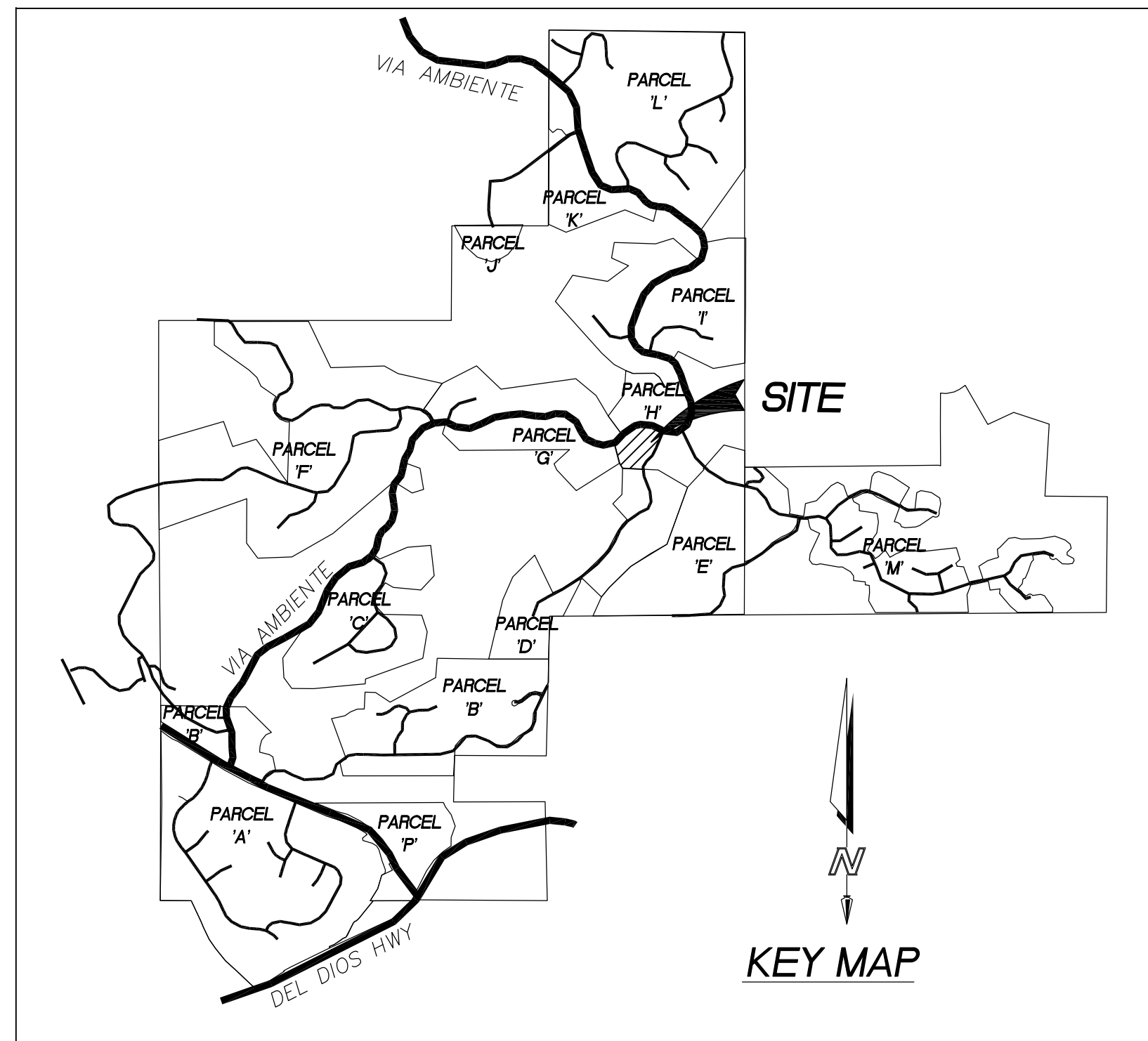


"D" SITE PLAN S05-043

RANCHO CIELO VILLAGE CENTER



GENERAL NOTES

- TOTAL GROSS AREA: 5,590 ACRES NET AREA: 5,590 ACRES
- TOTAL NUMBER OF LOTS: 1 LOTS
- LOT 1 - RESIDENTIAL, PORTION OF LOT 1 - OPEN SPACE
- TOTAL NUMBER OF DWELLING UNITS: 11
- ALL PROPOSED UTILITIES TO BE UNDERGROUND.
- EXISTING AERIAL TOPOGRAPHY WAS PREPARED BY SAN-LO AERIAL SURVEYS, FLOWN 10-23-98. (CONTOURS SHOWN ON PLAN ARE 2 FOOT INTERVAL)
- LAMBERT COORDINATES: 322-1719
- ALL PUBLIC STORM DRAIN SHOWN ON THIS TM NOT WITHIN PUBLIC STREET WILL BE GRANTED A DRAINAGE EASEMENT WHICH ENCOMPASSES THE DRAINAGE FACILITIES, DEDICATED TO THE COUNTY FLOOD CONTROL DISTRICT.
- GENERAL PLAN REGIONAL CATEGORY: EDA
- GENERAL PLAN LAND USE DESIGNATION: 21
- COMMUNITY PLAN: SAN DIEGO
- PROPOSED LAND USE: 11 CONDOMINIUM UNITS
- PROPOSED TAX RATE AREA: 74180

LEGAL DESCRIPTION

LOT 109 OF COUNTY OF SAN DIEGO 711ACT NO. 4229-2, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 12764, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 5, 1991.

ASSESSOR'S PARCEL NO.'S EXISTING ZONE PROPOSED ZONE

264-382-16 C-36 RV-3

PUBLIC UTILITIES/DISTRICTS:

SEWER	OLIVENHAIN MUNICIPAL WATER DISTRICT
WATER	OLIVENHAIN MUNICIPAL WATER DISTRICT
STORM DRAIN	COUNTY OF SAN DIEGO
TELEPHONE	PACIFIC TELEPHONE
GAS AND ELECTRIC	SCORE
CABLE T.V.	COX CABLE
POLICE	COUNTY SHERIFF
FIRE	RANCHO SANTA FE FIRE PROTECTION DISTRICT
SCHOOL	ESCONDIDO UNION SCHOOL DISTRICT (ELEMENTARY, JR. HIGH, AND HIGH SCHOOL)

CONDOMINIUM NOTE

LOT 1 OF THIS SITE PLAN IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE MAXIMUM NUMBER OF CONDOMINIUM DWELLING UNITS IS 11.

PARK LAND DEDICATION STATEMENT

SEE AMENDED SPECIFIC PLAN FOR RANCHO CIELO PARK LAND DEDICATIONS.

SPECIAL ASSESSMENT ACT STATEMENT

NO REQUEST WILL BE MADE

SOLAR ACCESS NOTE

THE LOT WITHIN THIS SUBDIVISION HAS A MINIMUM OF 100 SQ. FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

SHEET INDEX:

SHEET 1	TITLE SHEET AND SITE PLAN
SHEET 2	LANDSCAPE PLAN
SHEET 3	ARCHITECTURAL ELEVATIONS
SHEET 4	ARCHITECTURAL ELEVATIONS

STREET LIGHT STATEMENT

THE REQUIRED LIGHTING SYSTEM SHALL BE INSTALLED ACCORDING TO COUNTY ROAD STANDARDS. THE PUBLIC WORKS DEPARTMENT SHALL ADMINISTER THE COMPLIANCE PROCEDURES TO ASSURE PROPER INSTALLATION AND CONTINUED OPERATION.

IMPROVEMENT STATEMENT

APPLICANT WILL COMPLY WITH THE REQUIREMENTS SPECIFIED IN THE COUNTY STANDARDS FOR THE INSTALLATION OF IMPROVEMENTS.

NOTES:

- TRASH AND RECYCLABLE MATERIAL PICKUP TO BE PROVIDED AS INDIVIDUAL CURBSIDE PICKUP FOR EACH RESIDENCE.
- ALL RETAINING WALLS SHALL BE MODULAR SEGMENTAL CONCRETE SYSTEMS, RANGING IN HEIGHT FROM 1' TO 20' TALL AS DESIGNATED ON THE PLAN.

OWNER / SUBDIVIDER

OWNER'S CERTIFICATE (OWNER AND SUBDIVIDER): WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS TENTATIVE MAP.

RANCHO CIELO ESTATES, LTD.
PO BOX 2103
RANCHO SANTA FE, CA 92067
TEL: (858) 756-5667

DENSITY CALCULATION

PROPOSED DENSITY = 11 DU/ 5,590 AC = 2.0 DU/ AC
ALLOWABLE DENSITY = 3.0 DU/AC

ENGINEER OF WORK

FUSCOE ENGINEERING - SAN DIEGO, INC.
6390 GREENWICH DRIVE, STE. 170
SAN DIEGO, CA 92122
(619)554-1500



ROBERT A. CHASE RCE 41903 DATE



RANCHO CIELO

VILLAGE CENTER

NOTE: ELEVEN CARRIER MODEL J8H000US J- TON HVAC UNITS OR EQUIVALENT SIZED UNITS WITH A SINGLE SOUND POWER LEVEL OF 68.0 dBA OR LESS.

DATA TABLE:

L1	N55°23'25"W	15.90'
C1	D=14°02'58"	R=370'
	L=90.73'	D=07°08'41"
C2	R=330'	L=41.15'
	D=83°08'50"	R=22.00'
C3	L=31.93'	

ZONING INFORMATION		
APN	EXISTING	PROPOSED
264-382-16	C-36	RV-3
USE REGULATIONS	C-36	RV-3
ANIMAL REGULATIONS	Q	A
DENSITY	29	3
LOT SIZE	-	-
BUILDING TYPE	T	L
MAXIMUM FLOOR AREA	-	-
FLOOR AREA RATIO	-	-
HEIGHT	G	H
LOT COVERAGE	-	60%
SETBACK	O	V
OPEN SPACE	A	A
SPECIAL AREA REGULATIONS	-	D

LOT AREA				
LOT NO.	GROSS AREA (SF)	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)
1	243,511	5.59	243,511	5.59

OPEN SPACE/ LBZ AREA				
EXISTING O.S. AREA (SF)	EXISTING O.S. AREA (AC)	*PROPOSED LBZ AREA (SF)	*PROPOSED LBZ AREA (AC)	
49,810	1.14	86,597	2.00	

* BRUSH MANAGEMENT ZONE 'B' CAN OCCUR WITHIN LBZ (LIMITED BUILDING ZONE).
DRAINAGE PIPE: HEADWALL, RIPRAP & BROW DITCH CAN ALSO OCCUR WITHIN OPEN SPACE AREA.